

TITLE 8 DEVELOPMENT CODE
DIVISION 4: LAND USES
CHAPTER 3: LAND USE DISTRICTS.
Sections:

84.0301	Establishment and Designation.
84.0305	Resource Conservation (RC) District.
84.0310	Agriculture (AG) District.
84.0320	Rural Living (RL) District.
84.0325	Single Residential (RS) District.
84.0330	Multiple Residential (RM) District.
84.0335	Office Commercial (CO) District.
84.0340	Neighborhood Commercial (CN) District.
84.0342	Rural Commercial (CR) District.
84.0343	Highway Commercial (CH) District.
84.0350	General Commercial (CG) District.
84.0355	Service Commercial (CS) District.
84.0370	Community Industrial (IC) District.
84.0375	Regional Industrial (IR) District.
84.0380	Institutional (IN) District.
84.0385	Floodway (FW) District.
84.0390	Planned Development (PD) District.
84.0395	Specific Plan (SP) District.

84.0301 Establishment and Designation

The following Land Use Districts are hereby established as directed by the San Bernardino County General Plan. The following symbols shall appear on the Official Land Use Maps to identify the Land Use Districts.

SYMBOLS	LAND USE DISTRICT	SYMBOLS	LAND USE DISTRICT
RC	Resource Conservation	CH	Highway Commercial
AG	General Agriculture	CG	General Commercial
RL	Rural Living	CS	Service Commercial
RS	Single Residential	IC	Community Industrial
RM	Multiple Residential	IR	Regional Industrial
CO	Office Commercial	IN	Institutional
CN	Neighborhood Commercial	FW	Floodway
CR	Rural Commercial	PD	Planned Development

Readopted Ordinance 3341 (1989); Amended Ordinance 3616 (1995)

84.0305 Resource Conservation (RC) District.

The Resource Conservation (RC) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Single Dwelling Unit
- (3) Social Care Facility with six (6) or fewer clients.
- (4) Animal Raising.

(A) Animal raising as a primary use of the property must be on a parcel no less than two (2) acres. Lot area used to qualify one animal type, either Primary or Accessory Animal Raising, shall not be reused to qualify another animal type. Proper manure management will be carried out in accordance with Title 3 of the San Bernardino County Code.

<u>Animal Type</u>	<u>Animal Density Per Sq. Ft.</u>
Cattle/Buffalo	1/10,000
Horses	1/10,000
Hogs (9 maximum)	1/20,000
Sheep, female goats and similar livestock	1/4,000
Male adult goats (4 maximum)	
Parcel < 10 acres	1
10 acres and above	1/5 acres
Rabbits and chinchillas (200 maximum)	50/10,000
(Minimum parcel size is ½ acre)	
Poultry (Minimum parcel size is ½ acre)	
Female	
Parcel < 1 acre	25
1 to < 10 acres	99
10 acres and above	99/10 acres
Male (9 maximum)	
Parcel < 10 acres	2/species/parcel
10 acres and above	2/species/5 acres

(B) Small animal ranches/farms: Aviary, apiary or similar small animal ranches or farms shall be permitted on parcels that are at least one half (½) acre. Fish raising shall be limited to one (1) pond per acre with a maximum of four (4) ponds per parcel. Each pond shall not exceed one-half (½) surface acre in area.

(5) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO DEPARTMENT REVIEW/CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

- (1) Commercial Kennels and Catteries - 2 acre minimum lot size.
- (2) The wholesale trade of livestock.
- (3) Animal raising of densities greater than or the raising of animal types different than those specified by this section. Fish raising using ponds or lakes that are of greater surface area or number than those specified by this section. Commercial poultry ranches are restricted to a minimum of ten (10) acres.
- (4) Agricultural Support Services.
- (5) Additional Uses as specified by Chapter 4 of this Division.

(c) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the RC District.

84.0305 (RC) RESOURCE CONSERVATION (RC) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify	40
Maximum Lot Coverage (building coverage)	None Required
Maximum Lot Dimensions (width to depth ratio)	1:4
Minimum Lot Frontage (ft.)	150
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Maximum Housing Density (dwelling unit/acre)	1/40
Minimum District Size (acres)	200

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii pages II-D6-27 through II-D6-32.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3446 (1991); Amended Ordinance 3864 (2002)

84.0310 Agriculture (AG) District.

(a) PERMITTED LAND USES

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Single dwelling unit
- (3) Social Care Facility with six (6) or fewer clients.
- (4) The wholesale trade of livestock
- (5) Animal Raising

(A) Animal raising as a primary use of the property must be on a parcel no less than two (2) acres. Lot area used to qualify one animal type, either Primary or Accessory Animal Raising, shall not be reused to qualify another animal type. Proper manure management will be carried out in accordance with Title 3 of the San Bernardino County Code.

<u>Animal Type</u>	<u>Animal Density Per Sq. Ft.</u>
Cattle/Buffalo	1/6,000
Horses	1/6,000
Hogs (9 maximum)	1/12,000
Sheep, female goats and similar livestock	1/3,000
Male adult goats (4 maximum)	
Parcel < 10 acres	1
10 acres and above	1/5 acres
Rabbits and chinchillas (200 maximum)	50/10,000
(Minimum parcel size is ½ acre)	
Poultry (Minimum parcel size is ½ acre)	
Female	
Parcel < 5 acres	99
5 acres and above	99/5 acres
Male (9 maximum)	
Parcel < 10 acres	2/species/parcel
10 acres and above	2/species/5 acres

(B) Small animal ranches/farms: Aviary, apiary or similar small animal ranches or farms shall be permitted on parcels that are at least one half (½) acre. Fish raising shall be limited to one (1) pond per acre with a maximum of four (4) ponds per parcel. Each pond shall not exceed one-half (½) surface acre in area.

- (6) Commercial Kennels and catteries - two and one-half (2 1/2) acre minimum parcel size.
- (7) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO DEPARTMENT REVIEW/CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

- (1) Agricultural Support Services.
- (2) Animal raising of densities greater than or the raising of animal types different than those specified by this section. Fish raising using ponds or lakes that are of greater surface area or number than those specified by this section. Commercial chicken ranches are restricted to a minimum of ten (10) acres.
- (3) Additional use as specified by Chapter 4 of this Division.
- (4) Cow and goat dairies, parcel shall be ten (10) acres or more.
- (5) Hog ranches and calf growing ranches, parcel shall be five (5) acres or more.

(c) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the AG District.

84.0310 (AG) AGRICULTURE (AG) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify	10
Maximum Lot Coverage (building coverage)	None Required
Maximum Lot Dimensions (width to depth ratio)	1:4
Minimum Lot Dimensions (width/depth in ft.)	300/300
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Maximum Housing Density (dwelling unit/acre)	1/10
Minimum District Size (acres)	100

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii pages II-D6-27 through II-D6-32.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3446 (1991); Amended Ordinance 3864 (2002)

84.0320 Rural Living (RL) District.

The Rural Living (RL) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

(1) Row, Field, Tree and Nursery Crop Cultivation. Any structure associated with this activity is limited to 10,000 sq. ft. on parcels of five (5) acres or less.

(2) Single dwelling unit

(3) Social Care Facility with six (6) or fewer clients.

(4) Animal Raising

(A) Animal raising as a primary use of the property must be on a parcel no less than two (2) acres. Lot area used to qualify one animal type, either Primary or Accessory Animal Raising, shall not be reused to qualify another animal type. Proper manure management will be carried out in accordance with Title 3 of the San Bernardino County Code.

<u>Animal Type</u>	<u>Animal Density Per Sq. Ft.</u>
Cattle/Buffalo	1/10,000
Horses	1/10,000
Hogs (9 maximum)	1/20,000
Sheep, female goats and similar livestock	1/4,000
Male adult goats (4 maximum)	
Parcel < 10 acres	1
10 acres and above	1/5 acres
Rabbits and chinchillas (200 maximum)	50/10,000
(Minimum parcel size is ½ acre)	
Poultry (Minimum parcel size is ½ acre)	
Female	
Parcel < 1 acre	25
1 to < 10 acres	99
10 acres and above	99/10 acres
Male (9 maximum)	
Parcel < 10 acres	2/species/parcel
10 acres and above	2/species/5 acres

(B) Small animal ranches/farms: Aviary, apiary or similar small animal ranches or farms shall be permitted on parcels that are at least one half (½) acre. Fish raising shall be limited to one (1) pond per acre with a maximum of four (4) ponds per parcel. Each pond shall not exceed one-half (½) surface acre in area.

(5) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO DEPARTMENT REVIEW/CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

- (1) Commercial Kennels and Catteries - two (2) acre minimum parcel size.
- (2) Animal raising of densities greater than or the raising of animal types different than those specified by this section. Fish raising using ponds or lakes that are of greater surface area or number than those specified by this section. Commercial chicken ranches are restricted to a minimum of ten (10) acres.
- (3) Agricultural Support Services.
- (4) Mobilehome Park not to exceed four (4) spaces per acre on minimum parcel size of 20 acres.
- (5) Any structure associated with Row, Field, Tree and Nursery Crop Cultivation that is greater than 10,000 sq. ft. on parcels of five (5) acres or less.
- (6) Additional uses as specified by Chapter 4 of this Division.

SECTION 10. Subsection 84.0320(c) of the San Bernardino County Code is amended, to read:

84.0320 Rural Living (RL) District.**(c) PROPERTY DEVELOPMENT STANDARDS**

The following property development standards shall apply to all land uses within the RL District.

84.0320 (RL) RURAL LIVING (RL) DISTRICT DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (acres)	map suffix will modify	2.5
Maximum Lot Coverage (building coverage)		20%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)		150/150
Front Yard Setback (ft.)		25
Side Yard Setbacks (ft.) See (1) below		15
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)	street type: local	15
	collector or wider	25
Maximum Housing Density (dwelling unit/acre)		1/2.5
Minimum District Size (acres)		30

(1) Lots with widths of 75 feet or less may use the side yard setback standards of the Single Residential Land Use District (5 feet on one side and 10 feet of the other).

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3446 (1991); Amended Ordinance 3864 (2002)

84.0325 Single Residential (RS) District.

The Single Residential (RS) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED USES

(1) Row, Field, Tree and Nursery Crop Cultivation on parcels of 10,000 sq. ft. or greater. Any structure associated with this activity is limited to 1000 sq. ft.

(2) Single dwelling unit

(3) Social Care Facility with six (6) or fewer clients.

(4) Accessory Uses specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO DEPARTMENT REVIEW/CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Mobilehome Park not to exceed seven (7) spaces per acre on minimum parcel size of ten (10) acres.

(2) Additional uses as specified by Chapter 4 of this Division.

(3) Animal raising of densities greater than or the raising of animal types different than those specified by this section under permitted accessory uses.

(c) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the RS District.

84.0325 (RS) SINGLE RESIDENTIAL (RS) DISTRICT DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (sq. ft.) map suffix will modify		7,200
Maximum Lot Coverage (building coverage)	See (1) below	Building Envelope 40%
	< 20,000 sq.ft. ≥ 20,000 sq.ft.	
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)	≥ 1 acre	150/150
	< 1 acre	60/100
Front Yard Setback (ft.) See (2) below		25
Side Yard Setbacks (ft.)		10
		5
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)	street type: local	15
	collector or wider	25
Maximum Housing Density (dwelling unit/acre)		4
Minimum District Size (acres)		10

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii pages II-D6-27 through II-D6-32.

(1) Setback, Uniform Building Code, and Composite Development Plan requirements still apply.

(2) A final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25) feet.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990);
Amended Ordinance 3618 (1995); Amended Ordinance 3864 (2002)

84.0330 Multiple Residential (RM) District.

The multiple Residential (RM) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

(1) Row, Field, Tree and Nursery Crop Cultivation on parcels of 10,000 sq. ft. or greater. Any structure associated with this activity is limited to 1000 sq. ft.

(2) Single Dwelling Unit or a Multiple Dwelling Unit (duplex or triplex only; either attached or detached).

(3) Social Care facility with six (6) or fewer clients.

(4) Accessory uses specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO DEPARTMENT REVIEW/CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Multiple Dwelling Unit (four or more residential units).

(2) Mobilehome Parks, minimum parcel size ten (10) acres.

(3) Additional uses as specified by Chapter 4 of this Division.

(4) Animal raising of densities greater than or the raising of animal types different than those specified by this section under permitted accessory uses.

(c) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the RM District.

84.0330 (RM) MULTIPLE RESIDENTIAL (RM) DISTRICT DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (sq. ft.)	map suffix will modify	10,000
Maximum Lot Coverage (building coverage)		60%
Maximum Lot Dimensions (width to depth ratio)		1:3
Minimum Lot Dimensions (width/depth in ft.)		60/100
Front Yard Setback (ft.) See (1) below		25
Side Yard Setbacks (ft.)	one side	10
	other sides	5
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)	street type: local	15
	collector or wider	25
Maximum Housing Density (dwelling unit/acre)	map prefix may modify	14
Minimum District Size (acres)		10

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii pages II-D6-27 through II-D6-32.

(1) A final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25) feet.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3483 (1992); Amended Ordinance 3864 (2002)

84.0335 Office Commercial (CO) District.

The Office Commercial (CO) District shall be located as specified by the San Bernardino County General Plan.

(a) **PERMITTED LAND USES.**

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Accessory Uses as specified by Chapter 5 of this Division.

(b) **LAND USES SUBJECT TO LAND USE REVIEW:** The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

(1) The combination of structures and outside storage shall not exceed 60% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.

(2) Professional Services.

(c) **LAND USES SUBJECT TO DEPARTMENT REVIEW/ CONDITIONAL USE PERMIT** (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Any land use listed in subparagraph 84.0335(b) which proposes a greater number of employees, units or square footage than that described therein.

(2) Convenience/Support Services.

(3) Additional uses as specified by Chapter 4 of this Division.

(d) **LAND USES SUBJECT TO A PLANNED DEVELOPMENT REVIEW:** Dwelling Units in conjunction with a commercial use.

(e) **REVIEW CRITERIA**

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of this Title.

(f) **PROPERTY DEVELOPMENT STANDARDS**

The following property development standards shall apply to all land uses with the CO District.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3565 (1993); Amended Ordinance 3864 (2002)

84.0340 Neighborhood Commercial (CN) District.

The Neighborhood Commercial (CN) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES.

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Accessory Uses as specified in Chapter 5 of this Division.

(b) LAND USES SUBJECT TO LAND USE REVIEW: The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

(1) The combination of structures and outside storage shall not exceed 40% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.

- (2) Professional Services.
- (3) Retail Trade/Personal Services I.
- (4) Repair Services I.
- (5) Convenience Support Services.
- (6) Recreation/Entertainment I.

(c) LAND USES SUBJECT TO DEPARTMENT REVIEW/ CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Any land use listed in subparagraph 84.0340(b) which proposes a greater number of employees, units or square footage than that described therein.

(2) Additional Uses as specified Chapter 4 of this Division.

(d) REVIEW CRITERIA

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of this Title.

(e) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the CN District.

84.0340 (CN) NEIGHBORHOOD COMMERCIAL (CN) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acre) map suffix will modify See (1) below	1
Maximum Lot Coverage (building coverage)	40%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)	120/120
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	25
Maximum Floor Area Ratio (FAR - floor area/lot area)	0.47
Minimum District Size (acres)	1

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii, pages II-D6-27 through II-D6-32. Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9, of this Title.

(1) Minimum lot size can be less than one (1) acre if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.

(2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

(4) Performance Standards

Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9, of this Title.

(f) ACCESSORY SIGNS

84.0340 (CN) NEIGHBORHOOD COMMERCIAL ACCESSORY SIGN STANDARDS									
Sign Configuration	Sign Type								
	Individual			Complex			Complex Occupant		
Wall	P	R	1:2	NP		—	P	R	1:2
		A	50			—		A	50
Roof	P	R	1:2	NP		—	P	R	1:2
	P	A	50			—		A	50
Monument	P	H	4	P	H	4	NP		—
	P	A	36		A	36			—
Free-Standing	P	H	25	P	H	25	NP		—
	P	A	100		A	100			—
Projecting	P	H	25	P	H	25	NP		—
	P	A	100		A	100			—
Total area sq. ft.	//		150	//		100	//		50
Total number	//		1 FS 1 AT/FR	//		1	//		1
P-Permitted LR -Land Use Review H-Maximum Height (ft.) NP-Not Permitted FS-Free Standing A-Maximum Area (sq.ft.) FR-Per Frontage AT-Attached R- Ratio (building frontage to sign area)									

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3565 (1993)

84.0342 Rural Commercial (CR) District.

The Rural Commercial (CR) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES.

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Single Dwelling Unit.
- (3) Social Care Facility with six (6) or fewer clients.
- (4) Accessory Uses as specified in Chapter 5 of this Division.

(b) LAND USES SUBJECT TO LAND USE REVIEW: The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

(1) The combination of structures and outside storage shall not exceed 60% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.

(2) Multiple Dwelling Unit (duplex or triplex only; either attached or detached) - maximum: two (2) dwelling units per acre (2 du/ac).

(3) Agricultural Support Services.

(4) Professional Services.

(5) Retail Trade/Personal Services I and II.

(6) Open Lot Services I and II. (Impound yards shall be subject to a Department Review/Conditional Use Permit.)

(7) Lodging Services I.

(8) Recreation/Entertainment Services I and II.

(9) Repair Services I, II and III.

(10) Convenience/Support Services.

(11) Contract Construction Services.

(12) Manufacturing Operations II: Lumber and Wood Products (Fire wood contractor only). Storage of no more than 60 cords of fire wood may be allowed subject to a Land Use Review. Prior to submittal of a Land Use Review application, the fire wood contractor shall provide a letter from the local fire agency that declares the amount of fire wood storage allowed, up to a maximum of 60 cords. The operation shall be maintained rodent-free and in accordance with Chapter 2 of Division 9 of this title (Tree Protection from Insects and Disease) and the County Fire Department Guidelines for Interpretations for Fire Wood Contractors and Wood Storage Yards.

(c) LAND USES SUBJECT TO DEPARTMENT REVIEW/ CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Any land use listed in subparagraph 84.0342(b) which proposes a greater number of employees, units or square footage or exceeds any other size limitations that are described therein.

(2) Commercial Kennels and Catteries - two (2) acre minimum lot size.

(3) Multiple Dwelling Unit (4 or more units) - maximum: two (2) dwelling units per acre (2 du/ac).

(4) Mobilehome Parks - maximum: four (4) dwelling units per acre (4 du/ac).

(5) Lodging Services II.

(6) Additional Uses as specified Chapter 4 of this Division.

(d) (Reserved)

(e) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the CR District.

84.0342 (CR) RURAL COMMERCIAL (CR) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acre) map suffix will modify See (1) below	2.5
Maximum Lot Coverage (building coverage)	60%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)	120/120
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	25
Maximum Floor Area Ratio (FAR - floor area/lot area)	1.20
Minimum District Size (acres)	2.5

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii, pages II-D6-27 through II-D6-32. Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9, of this Title.

(1) Minimum lot size can be less than two and one-half (2.5) acres if the subdivision application is approved concurrently with a Planned Development or Conditional Use Permit Application.

(2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property as well.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

(f) ACCESSORY SIGNS

84.0342 (CR)									
RURAL COMMERCIAL ACCESSORY SIGN STANDARDS									
Sign Configuration	Sign Type								
	Individual			Complex			Complex Occupant		
Wall	P	R	1:2	NP		—	P	R	1:2
		A	50			—		A	50
Roof	P	R	1:2	NP		—	P	R	1:2
		A	50			—		A	50
Monument	P	H	4	P	H	4	NP		—
		A	36		A	36			—
Free-Standing	P	H	25	P	H	25	NP		—
		A	100		A	100			—
Projecting	P	H	25	P	H	25	NP		—
		A	50		A	50			—
Total area sq. ft.	//	150		//	100		//	50	
Total number	//	1 FS		//	1		//	1	
	//	1 AT/FR		//	1 AT/FR		//		
P-Permitted	LR-Land Use ComplianceReview								
NP-Not Permitted	H-Maximum Height (ft.)								
FR-Per Frontage	A-Maximum Area (sq.ft.)								
	R- Ratio (building frontage to sign area)								

Readopted Ordinance 3341 (1989); Amended Ordinance 3420 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3565 (1993); Amended Ordinance 3618 (1995); Amended Ordinance 3714 (1998); Amended Ordinance 3864 (2002)

84.0343 Highway Commercial (CH) District.

The Highway Commercial (CH) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES.

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Accessory Uses as specified in Chapter 5 of this Division.

(b) LAND USES SUBJECT TO LAND USE REVIEW: The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

(1) The combination of structures and outside storage shall not exceed 65% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.

- (2) Retail Trade/Personal Services I.
- (3) Lodging Services I.
- (4) Recreation/Entertainment Services I.
- (5) Repair Services I and II.
- (6) Convenience Support Services.

(c) LAND USES SUBJECT TO DEPARTMENT REVIEW/ CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Any land use listed in Subsection 84.0343(b) which proposes a greater number of employees, units or square footage than that described therein.

- (2) Lodging Services II.
- (3) Recreation/Entertainment Services II.
- (4) Repair Services III. (Impound yards shall be allowed in association with this use in this district subject to a Department Review/Conditional Use Permit.)

- (5) Primary Signs as specified by Division 7, Chapter 7 of this Title.
- (6) Additional Uses as specified in Chapter 4 of this division.

(d) (Reserved)

(e) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the CH District.

Readopted Ordinance 3341 (1989); Amended Ordinance 3421 (1990); Amended Ordinance 3446 (1991); Amended Ordinance 3565 (1993); Amended Ordinance 3618 (1995); Amended Ordinance 3864 (2002)

84.0350 General Commercial (CG) District.

The General Commercial (CG) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO LAND USE REVIEW: The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

(1) The combination of structures and outside storage shall not exceed 60% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.

- (2) Professional Services.
- (3) Retail Trade/Personal Services I & II.
- (4) Lodging Services I.
- (5) Recreational/Entertainment Services I & II.
- (6) Repair Services I & II.
- (7) Convenience/Support Services.
- (8) Open Lot Services I.
- (9) Wholesale/Warehouse Services I.
- (10) Agricultural Support Services.

(c) LAND USES SUBJECT TO DEPARTMENT REVIEW/ CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Any land use listed in subparagraph 84.0350(b) which proposes a greater number of employees, units or square footage than that described therein.

- (2) Retail Trade/Personal Services III.
- (3) Lodging Services II.
- (4) Recreational/Entertainment Services III.
- (5) Contract/Construction Services.
- (6) Primary Signs as specified by Division 7, Chapter 7.
- (7) Additional Uses as specified by Chapter 4 of this Division.

(d) LAND USES SUBJECT TO A PLANNED DEVELOPMENT REVIEW: Dwelling Units in conjunction with a commercial use.

(e) REVIEW CRITERIA

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of this Title.

(f) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the CG District.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3565 (1993); Amended Ordinance 3864 (2002)

84.0355 Service Commercial (CS) District.

The Service Commercial (CS) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO LAND USE REVIEW: The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

(1) The combination of structures and outside storage shall not exceed 65% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.

- (2) Professional Services.
- (3) Retail Trade/Personal Services I & II.
- (4) Lodging Services I.
- (5) Recreational/Entertainment Services I.
- (6) Repair Services I, II & III.
- (7) Convenience/Support Services.
- (8) Open Lot Services I.
- (9) Agricultural Support Services.
- (10) Manufacturing Operations I.
- (11) Wholesale/Warehouse Services I.

(12) Manufacturing Operations II: Lumber and Wood Products (Fire wood contractor only). Storage of no more than 60 cords of fire wood may be allowed subject to a Land Use Review. Prior to submittal of a Land Use Review application, the fire wood contractor shall provide a letter from the local fire agency that declares the amount of fire wood storage allowed, up to a maximum of 60 cords. The operation shall be maintained rodent-free and in accordance with Chapter 2 of Division 9 of this title (Tree Protection from Insects and Disease) and the County Fire Department Guidelines for Interpretations for Fire Wood Contractors and Wood Storage Yards.

(c) LAND USES SUBJECT TO DEPARTMENT REVIEW/ CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Any land use listed in subparagraph 84.0355(b) which proposes a greater number of employees, units or square footage or exceeds any other size limitations that are described therein.

- (2) Lodging Services II.
- (3) Recreational/Entertainment Services II.
- (4) Open Lot Services II.
- (5) Contract/Construction Services.
- (6) Kennels and Catteries - 2 1/2 acre minimum lot size; the number of animals permitted will be as specified by health laws.

(7) Additional Uses as specified by Chapter 4 of this division.

(d) LAND USES SUBJECT TO A PLANNED DEVELOPMENT REVIEW: Dwelling Units in conjunction with a commercial use.

(e) REVIEW CRITERIA

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of this Title.

(f) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the CS District.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3565 (1993); Amended Ordinance 3714 (1998); Amended Ordinance 3864 (2002)

84.0370 Community Industrial (IC) District.

The Community Industrial (IC) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO LAND USE REVIEW: The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

(1) The combination of structures and outside storage shall not exceed 70% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.

- (2) Agricultural Support Services.
- (3) Professional Services.
- (4) Open Lot Services I.
- (5) Repair Services I, II and III.
- (6) Convenience/Support Services.
- (7) Manufacturing Operations I.
- (8) Wholesale/Warehouse Services I.

(9) Manufacturing Operations II: Lumber and Wood Products (Fire wood contractor only). Storage of no more than 60 cords of fire wood may be allowed subject to a Land Use Review. Prior to submittal of a Land Use Review application, the fire wood contractor shall provide a letter from the local fire agency that declares the amount of fire wood storage allowed, up to a maximum of 60 cords. The operation shall be maintained rodent-free and in accordance with Chapter 2 of Division 9 of this title (Tree Protection from Insects and Disease) and the County Fire Department Guidelines for Interpretations for Fire Wood Contractors and Wood Storage Yards.

(c) LAND USES SUBJECT TO DEPARTMENT REVIEW/ CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Any land use listed in subparagraph 84.0370(b) which proposes a greater number of employees, units or square footage or exceeds any other size limitations that are described therein.

- (2) Open Lot Services II.
- (3) Wholesale/Warehouse Services II.
- (4) Contract/Construction Services.
- (5) Salvage Operations I.
- (6) Additional Uses as specified by Chapter 4 of this Division.

(d) (Reserved)

(e) REVIEW CRITERIA

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of this Title.

(f) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the IC District.

84.0370 (IC) COMMUNITY INDUSTRIAL (IC) DISTRICT DEVELOPMENT STANDARDS			
Maximum Structure Height (ft.)			75
Minimum Lot Size (acres)	map suffix will modify	See (1) below	5
Maximum Lot Coverage (building coverage)			70%
Maximum Lot Dimensions (width to depth ratio)			1:3
Minimum Lot Dimensions (width/depth in ft.)			60/100
Front Yard Setback (ft.)			15
Side Yard Setbacks (ft.)	See (2) below		10
Rear Yard Setbacks (ft.)	See (3) below		10
Street Side Yard Setbacks (ft.)			15
Maximum Floor Area Ratio (FAR - fl. area/lot area)			0.97
Minimum District Size (acres)			5

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii, pages II-D6-27 through II-D6-32. Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9, of this Title.

(1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.

(2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

(4) Performance Standards

Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9 of this Title.

(g) ACCESSORY SIGNS

84.0370 (IC) COMMUNITY INDUSTRIAL ACCESSORY SIGN STANDARDS								
Sign Configuration	Sign Type							
	Individual			Complex			Complex Occupant	
Wall	P	R	1:3	NP		—	P	R 1:2
		A	200			—		A 150
Roof	P	R	1:3	NP		—	NP	—
		A	150			—		—
Monument	P	H	6	P	H	6	NP	—
		A	100		A	100		—
Free-Standing	P	H	25	P	H	25	NP	—
		A	200		A	200		—
Projecting	NP		—	NP		—	NP	—
			—			—		—
Total area sq. ft.	//		400	//		320	//	150
Total number	//		1 FS 2 AT	//		1 FR	//	1
P-Permitted		LR-Land Use Review			H-Maximum Height (ft.)			
NP-Not Permitted		FS-Free Standing			A-Maximum Area (sq.ft.)			
FR-Per Frontage		AT-Attached			R- Ratio (building frontage to sign area)			

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3565 (1993); Amended Ordinance 3618 (1995); Amended Ordinance 3714 (1998); Amended Ordinance 3864 (2002)

84.0375 Regional Industrial (IR) District.

The Regional Industrial (IR) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Accessory Uses as specified in Chapter 5 of this Division.

(b) LAND USES SUBJECT TO LAND USE REVIEW: The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

(1) The combination of structures and outside storage shall not exceed 70% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.

- (2) Agricultural Support Services.
- (3) Repair Services I, II & III.
- (4) Convenience/Support Services.
- (5) Open Lot Services I.
- (6) Manufacturing Operations I.
- (7) Wholesale/Warehouse Services I.
- (8) Contract/Construction Services.

(c) LAND USES SUBJECT TO DEPARTMENT REVIEW/ CONDITIONAL USE PERMIT (refer to Section 83.0301315 of this Title for those land uses that always require a Conditional Use Permit):

(1) Any land use listed in subparagraph 84.0375(b) which proposes a greater number of employees, units or square footage than that described therein.

- (2) Open Lot Services II.
- (3) Manufacturing Operations II.
- (4) Wholesale/Warehouse Services II.
- (5) Salvage Operations I and II.
- (6) Wholesale Livestock.
- (7) Additional Uses as specified by Chapter 4 of this Division.

(d) (Reserved)

(e) REVIEW CRITERIA

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of this Title.

(f) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the IR District.

84.0375 (IR) REGIONAL INDUSTRIAL (IR) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	150
Minimum Lot Size (acres) map suffix will modify See (1) below	5
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)	60/100
Front Yard Setback (ft.)	15
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR - fl. area/lot area)	0.94
Minimum District Size (acres)	30

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii, pages II-D6-27 through II-D6-32. Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9, of this Title.

(1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.

(2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

(4) Performance Standards

Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9 of this Title.

(g) ACCESSORY SIGNS

84.0375 (IR) REGIONAL INDUSTRIAL ACCESSORY SIGN STANDARDS								
Sign Configuration	Sign Type							
	Individual			Complex			Complex Occupant	
Wall	P	R	1:4	NP		—	P	R 1:2
		A	200			—		A 150
Roof	P	R	1:4	NP		—	P	—
		A	200			—		—
Monument	P	H	6	P	H	6	NP	—
		A	100		A	100		—
Free-Standing	P	H	25	P	H	25	NP	—
		A	200		A	200		—
Projecting	P	H	25	NP		—	NP	—
		A	200			—		—
Total area sq. ft.	//			//			//	
	//		400	//		400	//	150
Total number	//		1 FS	//		1 FR	//	1
	//		2 AT					
P-Permitted LR-Land Use Review H-Maximum Height (ft.) NP-Not Permitted FS-Free Standing A-Maximum Area (sq.ft.) FR-Per Frontage AT-Attached R- Ratio (building frontage to sign area)								

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3565 (1993); Amended Ordinance 3618 (1995); Amended Ordinance 3864 (2002)

84.0380 Institutional (IN) District.

The Institutional (IN) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO CONDITIONAL USE PERMIT: Additional Uses as specified by Chapter 4 of this Division.

(c) REVIEW CRITERIA

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of this Title.

(d) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the IN District.

84.0380 (IN) INSTITUTIONAL (IN) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	150
Minimum Lot Size (acres) map suffix will modify	None Required
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	1:4
Minimum Lot Dimensions (width/depth in ft.)	60/100
Front Yard Setback (ft.)	15
Side Yard Setbacks (ft.)	10
Rear Yard Setbacks (ft.)	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR - fl. area/lot area)	1.20
Minimum District Size (acres)	None Required

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-ii, pages II-D6-27 through II-D6-32.

(e) ACCESSORY SIGNS

84.0380 (IN) INSTITUTIONAL ACCESSORY SIGN STANDARDS							
Sign Configuration	Sign Type						
	Individual			Complex		Complex Occupant	
Wall	P	R	1:1	NP		—	NP
		A	100			—	—
Roof	P	R	1:1	NP		—	NP
		A	100			—	—
Monument	P	H	6	NP		—	NP
		A	48			—	—
Free-Standing	P	H	25	NP		—	NP
		A	48			—	—
Projecting	P	H	15	NP		—	NP
		A	48			—	—
Total area sq. ft.	//		150	//			//
Total number	//		1 FS 2 AT	//			//
P-Permitted	LC-Land Use Compl. Review			H-Maximum Height (ft.)			
NP-Not Permitted	FS-Free Standing			A-Maximum Area (sq.ft.)			
FR-Per Frontage	AT-Attached			R- Ratio (building frontage to sign area)			

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3864 (2002)

84.0385 Floodway (FW) District.

The Floodway (FW) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

Uses shall be permitted where shown to be consistent with the intent and provisions of the FW District as specified by the San Bernardino County General Plan. Uses are only permitted where the property owner(s) understand that the use is placed at their own risk and that shall not obstruct and/or deflect flows onto other property.

If the regulations or standards of this Section conflict with regulations or standards of other provisions of the Code, the more stringent regulations or standards shall govern.

(1) Row, Field, Tree and Nursery Crop Cultivation.

(2) Flood control channels, levees, spreading grounds and basins, roads, budes and diversion drains, where plans are approved by the San Bernardino County Flood Control District.

(3) Animal Raising

(A) Animal raising as a primary use of the property must be on a parcel no less than one-half (1/2) acre. All animal densities are mutually exclusive. Lot area used to qualify one animal type, either Primary or Accessory Animal Raising, shall not be reused to qualify another animal type. Proper manure management will be carried out in accordance with Title 3 of the San Bernardino County Code.

<u>Animal Type</u>	<u>Animal Density Per Sq. Ft.</u>
Cattle/Buffalo	1/10,000
Horses	1/10,000
Hogs (9 maximum)	1/20,000
Sheep, female goats and similar livestock	1/4,000
Male adult goats (4 maximum)	
Parcel < 10 acres	1
10 acres and above	1/5 acres
Rabbits and chinchillas (200 maximum)	50/10,000
(Minimum parcel size is ½ acre)	
Poultry (Minimum parcel size is ½ acre)	
Female	
Parcel < 1 acre	25
1 to < 10 acres	99
10 acres and above	99/10 acres
Male (9 maximum)	
Parcel < 10 acres	2/species/parcel
10 acres and above	2/species/5 acres

(B) Small animal ranches/farms: Aviary, apiary or similar small animal ranches or farms shall be permitted on parcels that are at least one half (½) acre. Fish raising shall be limited to one (1) pond per acre with a maximum of four (4) ponds per parcel. Each pond shall not exceed one-half (½) surface acre in area.

(4) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO CONDITIONAL USE PERMIT

(1) The wholesale trade of livestock

(2) Animal raising of densities greater than or the raising of animal types different than those specified by this section. Fish raising using ponds or lakes that are of greater surface area or number than those specified by this section. Commercial chicken ranches are restricted to a minimum of ten (10) acres.

(3) Cow and goat dairies - parcel shall be ten (10) acres or more.

(4) Hog ranches and calf growing ranches, parcel shall be five (5) acres or more.

(5) Agricultural Support Services.

(6) Additional Uses as specified by Chapter 4 of this Division.

(c) PROPERTY DEVELOPMENT STANDARDS

Development in the Floodway (FW) District, shall, in addition to the following provisions, be subject to the development standards set forth in Section 85.020325.

84.0385 (FW) FLOODWAY (FW) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres) map suffix will modify	10
Maximum Lot Dimensions (width to depth ratio)	1:4
Minimum Lot Dimensions (width/depth in ft.)	60/100
Front Yard Setback (ft.)	75
Side Yard Setbacks (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Minimum District Size (acres)	None Required

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-II, pages II-D6-27 through II-D6-32.

(1) No structure or use shall be constructed, located or substantially improved and no land shall be graded or developed in the area designated as floodway, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.

(2) All proposed land use permits within the FW District shall meet all of the requirements necessary for approval of a permit in the Floodplain Overlay District.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3446 (1991)

84.0390 Planned Development (PD) District.

The Planned Development (PD) District shall be located as specified by the San Bernardino County General Plan.

(a) PERMITTED LAND USES

- (1) Row, Field, Tree and Nursery Crop Cultivation.
- (2) Single Dwelling Unit.
- (3) Social Care Facility with six (6) or fewer clients.
- (4) Animal Raising

(A) Animal raising as a primary use of the property must be on a parcel of no less than two (2) acres. Lot area used to qualify one animal type, either Primary or Accessory Animal Raising, shall not be reused to qualify another animal type. Proper manure management will be carried out in accordance with Title 3 of the San Bernardino County Code.

<u>Animal Type</u>	<u>Animal Density Per Sq. Ft.</u>
Cattle/Buffalo	1/10,000
Horses	1/10,000
Hogs (9 maximum)	1/20,000
Sheep, female goats and similar livestock	1/4,000
Male adult goats (4 maximum)	
Parcel < 10 acres	1
10 acres and above	1/5 acres
Rabbits and chinchillas (200 maximum)	50/10,000
(Minimum parcel size is ½ acre)	
Poultry (Minimum parcel size is ½ acre)	
Female	
Parcel < 1 acre	25
1 to < 10 acres	99
10 acres and above	99/10 acres
Male (9 maximum)	
Parcel < 10 acres	2/species/parcel
10 acres and above	2/species/5 acres

(B) Small animal ranches/farms: Aviary, apiary or similar small animal ranches or farms shall be permitted on parcels that are at least one half (½) acre. Fish raising shall be limited to one (1) pond per acre with a maximum of four (4) ponds per parcel. Each pond shall not exceed one-half (½) surface acre in area.

(5) Accessory Uses as specified by Chapter 5 of this Division.

(b) LAND USES SUBJECT TO A CONDITIONAL USE PERMIT

(1) Commercial and/or industrial uses, with or without a residential unit, where the total floor area for such uses is no more than ten thousand (10,000) square feet.

(2) Animal raising of densities greater than or of animal types different than those specified by this section. Fish raising using ponds or lakes that are of greater surface area or number than those specified by this section. Commercial chicken ranches are restricted to a minimum of ten (10) acres.

(3) Additional Uses as specified by Chapter 4 of this Division.

(4) Accessory use - second dwelling unit. In the Planned Development Land Use District an accessory second dwelling unit is not subject to the requirement of twice the minimum lot size specified by the land use district as found in Subsection 84.0510(a)(1) of this Title, provided the subject parcel is five (5) acres or more.

(c) LAND USES SUBJECT TO A PLANNED DEVELOPMENT REVIEW

(1) Residential uses that include more than one primary residential unit.

(2) Commercial and/or industrial uses that include more than ten thousand (10,000) square feet.

(d) REVIEW CRITERIA

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of this Title.

(e) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land uses within the PD District.

84.0390 (PD)		PLANNED DEVELOPMENT (PD) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)			50
Minimum Lot Size (acres)	map suffix will modify	See (1) below	40
Maximum Lot Coverage (building coverage)			70%
Maximum Lot Dimensions (width to depth ratio)		≥ 10 acres	1:4
		< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)			60/100
Front Yard Setback (ft.)			15
Side Yard Setbacks (ft.)			10
Rear Yard Setbacks (ft.)			10
Street Side Yard Setbacks (ft.)			15
Maximum Floor Area Ratio (FAR - fl. area/lot area)			1.20
Minimum District Size (acres)			40

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-II, pages II-D6-27 through II-D6-32. Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9, of this Title.

(1) A map suffix may allow minimum lot size to be less than forty (40) acres (e.g. PD-5=Planned Development-five acre minimum). A map suffix may also indicate maximum dwelling units per acre (e.g. PD-3/1=Planned Development-three (3) dwelling units per acre).

(2) Performance Standards. Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9 of this Title.

(3) Alternate Standards - A Final Development Plan may establish different design standards including accessory sign standards.

(4) Minimum Lot Size - A Final Development Plan may approve lot sizes smaller than those specified by the land use district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

(5) Uses Allowed - A Planned Development may allow intermixing of residential, commercial and industrial uses, provided there is a determined need for such special development standards.

(6) Development Plan standards shall apply in lieu of conflicting standards in this Title. All standards established by this Title which do not conflict with the Development Plan standards shall apply to the project.

(f) ACCESSORY SIGNS

84.0390 (PD)									
PLANNED DEVELOPMENT ACCESSORY SIGN STANDARDS									
Sign Configuration	Sign Type								
	Individual			Complex			Complex Occupant		
Wall	P	R	1:2	NP		—	P	R	1:2
		A	50			—		A	50
Roof	P	R	1:2	NP		—	P	R	1:2
		A	50			—		A	50
Monument	P	H	4	P	H	4	NP		—
		A	36		A	36			—
Free-Standing	P	H	25	P	H	25	NP		—
		A	100		A	100			—
Projecting	P	H	25	P	H	25	NP		—
		A	100		A	100			—
Total area sq. ft.	//			//			//		
	//	150		//	100		//	50	
Total number	//	1 FS		//	1		//	1	
	//	1 AT/FR							
P-Permitted NP-Not Permitted FR-Per Frontage									
LC-Land Use Compl. Review FS-Free Standing AT-Attached									
H-Maximum Height (ft.) A-Maximum Area (sq.ft.) R- Ratio (building frontage to sign area)									

These standards may be modified by the Planned Development.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3446 (1991)

84.0395 Specific Plan (SP) District.

The Specific Plan (SP) District shall be located as specified by the San Bernardino County General Plan. All permitted uses shall be as specified by each individual specific plan. Development standards, procedural regulations and other provisions of this Title shall apply except where they conflict with a specific provision of an individual specific plan.

Adopted Ordinance 3721 (1998)